

City of Newport Beach

Land Use Element Amendment Advisory Committee Minutes

Meeting Date: July 16, 2013

Location: Newport Beach Central Library – 1000 Avocado Avenue
Friends Room

Members Present: Edward Selich, Council Member (Chair)
Nancy Gardner, Council Member
Kory Kramer, Planning Commission
Larry Tucker, Planning Commission
Craig Batley, Member At-Large
Michael Melby, Member At-Large
Patricia Moore, Member At-Large
Jim Walker, Member At-Large
Paul Watkins, Member At-Large

Members Absent: None

Staff: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director
Gregg Ramirez, Senior Planner
Don Webb, Public Works Director
Tony Brine, Traffic Engineer
Woodie Tescher, The Planning Center|DC&E (consultant)
Marissa Aho, The Planning Center|DC&E (consultant)

I. Call Meeting to Order

The meeting was called to order at 3:30 p.m.

II. Introductions

Chair Selich had members of the Committee, staff, and members of the public introduce themselves. Deputy Community Development Director Wisneski presented an overview of Brown Act requirements and indicated that action minutes and audio recording of the meeting will be available on the City's website.

III. Project Objectives

Deputy Community Development Director Wisneski introduced the project objectives which include updating the Land Use Element (LUE) to reflect where the community wants to go in the next 20 years, including matching the LUE with the vision efforts that were conducted through the Neighborhood Revitalization Projects. Charter Section 423 requires a vote of the residents for any changes in development capacity exceeding established thresholds, so the amendment timeline is targeting the November 2014 election.

IV. Work Program & Project Schedule

Woodie Tescher, Consultant for the Land Use Element Amendment, reviewed the project schedule indicating that the first task of the Committee was to identify the areas of potential land use or density change and their development capacity (increases and reductions) which will enable technical traffic and economic analysis to proceed. The Committee's next major task will be to recommend a project description for the supplemental General Plan EIR by October 1st. The environmental consultants will use the project description to quantify their analysis. The proposed schedule indicates that by the 1st of March, a draft planning and environmental documents will be available for public review.

Tescher referred to a more detailed outline of the content and direction of each Committee meeting which would remain flexible to address specific issues and objectives arising during the work program.

Commissioner Tucker sought confirmation that once the Committee recommends the land use and development capacity changes for the Project Description that those densities and intensities could be reduced subsequent to completion of the environmental assessment. Tescher confirmed that this was correct.

V. Discussion of Project Scope

Senior Planner Gregg Ramirez presented an overview of staff's recommended land use and development capacity changes using a PowerPoint presentation that will be available online as well as a handout summarizing the information that was available to the public.

The Committee discussed staff's recommendations. Staff indicated that preliminary assessments of their recommendations indicated that these were trip neutral (no net increase) on a citywide basis.

Wisneski asked the Committee to confirm what information they thought they would need, in addition to forthcoming traffic and economic analysis, to make their recommendations.

Tescher indicated that the objective of the economic analysis was to confirm that the densities and floor areas recommended are feasible for development.

Councilman Gardner asked staff how the community would be informed about this process. Staff indicated that they were planning to draft a press release and post information on the City's website and that the public can sign up with the City's Select Alert System to receive e-mail notifications about the project and committee meetings.

A question was raised regarding how unused trips (i.e., resulting from properties developed at lesser intensities than those defined by the Plan) would be addressed in the traffic model. Staff was requested to identify the status of Mariner's Mile and Lido Marina Village. The committee requested staff to include these areas in the planning program.

The Committee discussed other areas of the City that may be considered for changes in land use and development capacity, including the Community Center site on 15th Street, former City Hall site, Coast Highway, the Beach and Bay Mobile Home Park Bayside (a mobile home park at the west entrance to the City), and a new West Newport Community Center use. The Committee was asked to email staff with any other initial recommendations.

VI. Public Comment & Correspondence

Ramirez highlighted two requests that staff had received:

The first from Trumark Homes dated June 18, 2013 pertained to an existing site in Santa Ana Heights. The request was to increase the permitted dwelling units per acre from 14 to 20. Staff recommended not increasing the density as the site is located within the airport noise impact area and it is the City's policy to not allow additional residential units in areas within the 65dBA CNEL contour.

Staff indicated Trumark could submit an application, independent of the Land Use Element Amendment effort, to seek the appropriate approval from the City Council.

The Committee asked if staff could identify where 20 dwelling units per acre are permitted.

A congregate care facility representative commented that land use designations restrict the locations in which such facilities can be developed and requested that the City explore other appropriate designations. A general discussion ensued regarding the nature of this type of use. The Committee asked staff to provide information for where the desired use is currently permitted.

A member of the public, Karen Martin on behalf of John Saunders, asked how property owners could work with the Committee to submit requests. Deputy Community Development Director Wisneski indicated that community members should send requests to her and she would share with the Committee.

Chairman Selich recommended that the Committee discuss how best to work with property owners and community members at the next meeting.

Staff will also be recommending additional community outreach. This outreach program will be brought to the Committee at the next meeting for discussion. A brief discussion ensued regarding additional community outreach and potential study sessions.

VII. Public Comment on Non-Agendized Items

None.

VIII. Adjournment *Next Meeting Date: August 6, 2013, at 3:30 p.m.*

The agenda for the Regular Meeting was posted on July 10, 2013, at 4:45 p.m., on the City Hall Electronic Bulletin Board and placed in the agenda binder on June 11, 2013 both located in the entrance of the Council Chambers at 100 Civic Center Drive.